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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2021-009489

Klamath County, Oregon



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06/16/2021 01:25:29 PM

Fee: \$87.00

 OFFICE RECEIVED  
 FOR  
 RECORDER'S USE

Returned at Counter

Dahllia McGowan  
 24590 Meadow Lane  
 Sprague River, OR 97639  
Grantor's Name and Address  
 Tippy Felzenstein  
 23838 Sprague River Rd.  
 Sprague River, OR 97639  
Grantee's Name and Address  
 After recording, return to (Name and Address):  
 Tippy Felzenstein  
 23838 Sprague River Rd.  
 Sprague River, OR 97639  
 Until requested otherwise, send all tax statements to (Name and Address):  
 Same as above

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Dahllia McGowanhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Tippy Felzenstein

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (*legal description of property*):

See exhibit A attached

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): None

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Other. ☐ However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols "1", if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on June 15, 2021; any signature on behalf of a business or other entity is made with the authority of that entity.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010. TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on June 15, 2021 by Dahllia McGowanThis instrument was acknowledged before me on June 15, 2021 by Dahllia McGowanas Grantor of Tippy Felzenstein

OFFICIAL STAMP  
**AMANDA JOE SHERRILL**  
 NOTARY PUBLIC-OREGON  
 COMMISSION NO. 1010958  
 MY COMMISSION EXPIRES APRIL 05, 2025

Notary Public for Oregon  
 My commission expires April 05, 2025

## EXHIBIT "A"

A tract of land situated in Government Lot 14 in the NW1/4 of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, described as follows:

Beginning at a point which lies South along the section line a distance of 1980 feet, thence East a distance of 1433 feet from the iron pin which marks the Northwest corner of said section, and running thence South 100 feet; thence East 120 feet; thence North 100 feet; thence West 120 feet, more or less, to the point of beginning.

23838 Sprague River Road

Sprague River OR 97639